



Speaker

Questions answered after the dissolution of the Estimates committee 2024-2025

Questions on notice

No.	Date	Asked by	Asked of	Subject
16	25/07/2024	Lawder	Women	Estimated employment levels for the directorate
118	30/07/2024	Clay	Housing and Suburban Development	Belconnen Block 50
122	30/07/2024	Clay	Housing and Suburban Development	Public housing sales data
125	30/07/2024	Clay	Housing and Suburban Development	Growing and Renewing Public Housing revenue reinvestment
127	30/07/2024	Cain	Housing and Suburban Development	Lease valuations for community zoned facility
135	31/07/2024	Parton	Housing and Suburban Development	Housing ACT statistics
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223	05/08/24	Suburban Land Agency	Distributions under Riverview Joint Venture contract
224	05/08/24	Suburban Land Agency	Payments to Corkhill Brothers
225	05/08/24	Suburban Land Agency	Referrals for misconduct/corruption
226	05/08/24	Suburban Land Agency	John Hyles – price of land



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: Ms Nicole Lawder MLA

Addressed to: Minister for Women

Reference: CSD Budget Paper

Hearing Date: 23/07/2024

In relation to: Community Services Directorate and Estimated employment levels for the directorate

QON lodgement Date: 25/07/2024

Answer Due date: 02/08/2024

- (1) The Estimated employment levels for CSD have increased by 6 in CSD, why?
- (2) Re transfer from Housing, in Housing there is a decrease of only 3, So there is still an increase of 3 overall, when you look at Housing and CSD, why?
- (3) Does this mean that additional positions have been added in the Directorate eg a second temporary Executive Branch Manager position that was added to the Domestic, Family, Sexual Violence Office? Why was this necessary? Wasn't the work being done well/efficiently/effectively?
- (4) When Kirsty Windeyer was appointed to a Long-Term Contract in the position of Domestic, Family, and Sexual Violence Coordinator- General in February 2022, was that position gazetted and/or publicly advertised?
- (5) To whom did Ms Windeyer report? ie which position (was it a DDG, DG, other?)
- (6) When Kirsty Windeyer's position was amended to Deputy Director General, Housing and Inclusion (and she also remains Domestic, Family and Sexual Violence Coordinator General) effective 26 February 2024, was that position publicly gazetted/advertised?
- (7) How many applications were received, and who was responsible for assessing them?
- (8) The original position reflected that domestic, family and sexual violence was an enormous priority of the government, with tri-partisan support. Why is Kirsty Windeyer now given significantly more responsibility for areas other than domestic, family and sexual violence, especially given the critical demands of both roles?
- (9) Does this arrangement indicate a shift in priorities regarding the government's focus on domestic, family and sexual violence?
- (10) How is one person expected to give adequate oversight to both of these important areas without one taking less time/focus?
- (11) Was that position gazetted and/or publicly advertised?

(12) Has the pay for this appointment of Ms Windeyer to the new position remained the same as her previous level?

Yvette Berry: The answer to the Member's question is as follows:

(1) The Estimated employment levels for CSD have increased by 6 in CSD, why?

The staffing levels of the Community Services Directorate fluctuate across all business areas depending on budget decisions, business needs and priorities.

The movements in the Community Services Directorate's estimated employment levels between the 2023-24 Budget and the 2024-25 Budget, as disclosed in the Budget Statements reflects the following movements resulting in an overall increase of 6 full time equivalent positions (FTE):

- an increase of 5.0 FTE through the new budget initiative *'Establishing a disability reform taskforce'*;
- an increase of 1.0 FTE through the new budget initiative *'Creating a more inclusive Canberra through the ACT Disability Strategy 2024-2033'*;
- an increase of 1.5 FTE through the new budget initiative *'Improved support for young adults leaving the out of home care system'*;
- an increase of 0.75 FTE through the new budget initiative *'Next Steps for Our Kids Strategy'*;
- an increase of 4.0 FTE through the transfer of FTE positions from Housing ACT to the Community Services Directorate following an organisational restructure to align and consolidate strategic and enabling functions within the Portfolio; and
- a decrease of 6.0 FTE through the cessation of budget initiatives *'Modernising the Children and Young People Act'* and *'Bimberi Youth Justice Centre Operating Capacity'*.

(2) Re transfer from Housing, in Housing there is a decrease of only 3, So there is still an increase of 3 overall, when you look at Housing and CSD, why?

The movements in Housing ACT's estimated employment levels between the 2023-24 Budget and the 2024-25 Budget, as disclosed in the Budget Statements reflect the following movements resulting in an overall decrease of 3 FTE:

- a reduction of 4 FTE through the transfer of FTE positions from Housing ACT to the Community Services Directorate following an organisational restructure to align and consolidate strategic and enabling functions within the Portfolio; and
- an increase of 0.5 FTE through the new budget initiative *'Creating a more inclusive Canberra through the ACT Disability Strategy 2024-2033'*.

(3) Does this mean that additional positions have been added in the Directorate eg a second temporary Executive Branch Manager position that was added to the Domestic, Family, Sexual Violence Office? Why was this necessary? Wasn't the work being done well/ efficiently/ effectively?

See the response to question 1.

The Executive Branch Manager position in the Domestic, Family, Sexual Violence Office was established to aid in the implementation of a range of activities related to the domestic, family and sexual violence. This position reflects an increasing volume of work and range of measures in this portfolio area.

(4) When Kirsty Windeyer was appointed to a Long-Term Contract in the position of Domestic, Family, and Sexual Violence Coordinator- General in February 2022, was that position gazetted and/or publicly advertised?

The position of Coordinator-General, Domestic Family, and Sexual Violence was filled using a merit-based selection process. The successful candidate was merit listed in an executive selection process with the Justice and Community Safety Directorate. The Coordinator-General position was subsequently filled using this merit list, in accordance with the relevant legislation and employment policies of the ACT Public Service.

(5) To whom did Ms Windeyer report? ie which position (was it a DDG, DG, other?)

The Coordinator-General, Domestic, Family and Sexual Violence reported to the Director-General, CSD. The Deputy Director-General, Housing and Inclusion reports to the Director-General (CSD).

(6) When Kirsty Windeyer's position was amended to Deputy Director General, Housing and Inclusion (and she also remains Domestic, Family and Sexual Violence Coordinator General) effective 26 February 2024, was that position publicly gazetted/advertised?

The Deputy Director-General, Housing and Inclusion role was not required to be publicly gazetted or advertised as it was a realignment of existing responsibilities to existing senior executive positions within CSD.

(7) How many applications were received, and who was responsible for assessing them?

Not applicable, please see response to question 6.

(8) The original position reflected that domestic, family and sexual violence was an enormous priority of the government, with tri-partisan support. Why is Kirsty Windeyer now given significantly more responsibility for areas other than domestic, family and sexual violence, especially given the critical demands of both roles?

Domestic, family and sexual violence continues to be a priority. There are now more senior executive resources supporting the Coordinator-General to deliver this important work with the creation of an additional EBM position and some of the capacity of an EGM devoted to this work. CSD manages its resources to deliver on its commitments, and on the policies of Government. Managing those resources requires realignment of roles and positions from time, as has been the case within the Office of the Coordinator-General.

(9) Does this arrangement indicate a shift in priorities regarding the government's focus on domestic, family and sexual violence?

No. The current arrangements support the effective delivery and implementation of measures related to domestic, family and sexual violence.

(10) How is one person expected to give adequate oversight to both of these important areas without one taking less time/focus?

The role of the Coordinator-General is to work across Government to ensure effective whole of government responses to domestic, family and sexual violence. This Coordinator-General is supported to undertake this role by several senior executive staff and other officers.

(11) Was that position gazetted and/or publicly advertised?

No. Please see response to question 6.

(12) Has the pay for this appointment of Ms Windeyer to the new position remained the same as her previous level?

An independent Work Value Assessment was undertaken by Mercer Pty Ltd (Mercer) for the position of Deputy Director-General, Housing and Inclusion. The Mercer recommendation was to increase the role from a SES 3.2 to SES 3.3 and this was implemented on 12 July 2024.

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

Signature:

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By the Minister for Women, Ms Yvette Berry

Date:

23/08/24



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: Ms Jo Clay MLA

Addressed to: Minister for Housing and Suburban Development

Redirection: N/A

Reference: QTON 043

Hearing Date: 23/07/2024

In relation to: EPSDD and Belconnen Block 50

Question Lodgement Date: 30/07/2024

Date Answer Due: 07/08/2024

In QTON 043 of Budget Estimates 2024-25 it was identified that Belconnen Block 50 (149 Wallaroo Road) had been purchased for \$12,023,000.

- (1) What was the purpose of this block acquisition?
- (2) Were two valuations carried out and can copies of the valuations be provided?
- (3) Given the block sold for \$2,725,000 in 2014, what was the justification for purchasing the block at 4.4x the previous sale price just 10 years ago?

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

- (1) Belconnen Block 50 represents a strategic acquisition as it is identified as a potential change area in Belconnen District Strategy released by the Environment, Planning and Sustainable Development Directorate.
- (2) One independent valuation was undertaken to inform this sale. While the Suburban Land Agency endeavours to undertake at least two valuations, only one valuer with relevant expertise in rural land holdings was considered as eligible; with other experienced valuers not able to offer services due to conflict-of-interest considerations related to adjacent land holdings and/or affiliated parties.

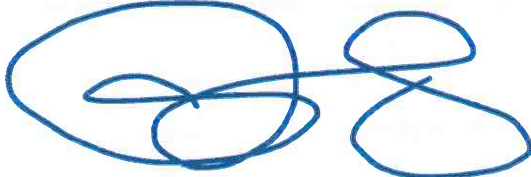
The valuations for this acquisition are published under the *Government Agencies (Land Acquisition Reporting) Act 2018* and are available publicly on the ACT Planning website:

<https://www.planning.act.gov.au/professionals/land-release-sales/government-land-acquisition-reports>. These valuations contain redactions of the Valuer's proprietary Information.

(3) The price is reflective of market value with consideration to a range of factors including (but not limited to) size, location, existing infrastructure and development potential.

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

Signature:

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Date:

20/08/24

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



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

QON No. 122

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: Ms Jo Clay MLA

Addressed to: Minister for Housing and Suburban Development

Redirection: N/A

Reference: Budget Statement G Page 48

Hearing Date: 26/07/2024

In relation to: Community Services Directorate and Public Housing Sales Data

Question Lodgement Date: 30/07/2024

Date Answer Due: 07/08/2024

At the hearing on Friday the Executive Branch Manager for Infrastructure and Projects (EBMIP) undertook to provide advice on information provided in the ACT Housing Strategy 5 Year Snapshot. Can the following information also be provided:

- (a) how many of the 700 properties to be sold have been sold
- (b) what is the revenue from the properties that have been sold;
- (c) how many of the 790 properties (mentioned by the EBMIP as constructed or purchased) have been:
 - i. constructed – and what is the total cost of all constructions
 - ii. purchased - and what is the total cost of all purchases
- (d) of the 400 there are 296 that have been committed or delivered, of those delivered how many have been:
 - (i) constructed – and what is the total construction cost
 - (ii) purchased – and what is the total purchase price

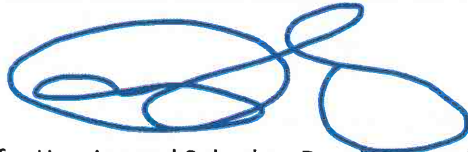
Yvette Berry MLA: Using the current data (June 2024) the answer to the Member's question is as follows.

- (a) 610 dwellings have been sold under the Growing and Renewing Public Housing Program (Program).
- (b) The revenue from sales is \$477.6 million.
- (c) Of the 790 constructed or purchased under the Program;
 - i. 614 dwellings have been delivered via construction at a total cost of \$288.6 million, excluding the cost of land.
 - ii. 176 dwellings have been purchased at a total cost of \$104.9 million.

- (d) Of the 296 that have been committed or delivered under the Program;
- i. 120 dwellings have been delivered via construction at a total cost of \$91.8 million.
 - ii. 176 dwellings have been purchased at a total cost of \$104.9 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, Ms Yvette Berry MLA



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: Ms Jo Clay MLA

Addressed to: Minister for Housing and Suburban Development

Redirection: N/A

Reference: Budget Statement G Page 48

Hearing Date: 26/07/2024

In relation to: Community Services Directorate and Growing and Renewing Public Housing revenue reinvestment.

Question Lodgement Date: 30/07/2024

Date Answer Due: 07/08/2024

On 14 May 2019 you advised the Legislative Assembly of the Growing and Renewing Public Housing Program. You advised 'To supplement the \$100 million investment, Housing ACT will also sell around 700 older dwellings that will generate \$500 million to reinvest straight back into the growth and renewal of public housing'. At the hearing last week the Director General Community Services Directorate (DGCS D) said that 'it is not because we have to sell to sustain ourselves'. The DGCS D subsequently said 'the money comes in sits on the books of Housing ACT and gets reinvested in the activities of Housing ACT, so in one way shape or form that money went back into housing either construction build, maintenance or service delivery'. The Executive Branch Manager Finance subsequently advised 'The sale of properties for the Grown and Renewing Program... the 610, those have all been reinvested in the Growing and Renewing Program'.

1. Can you confirm that all of the revenue received from the sale of public housing properties has been reinvested 'straight back into the growth and renewal of public housing' as per your statement to the Assembly on 14 May 2019?

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

1. The revenue from the sale of 610 properties has all been reinvested into the growth and renewal of public housing.

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

Signature:

Date:

20/08/24

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



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

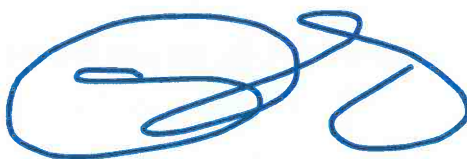
(2) Yes – Curtin Section 99 Block 14, proposed to be released as a mandatory use as a dementia care facility with other community ancillary uses. The tender closes on 17 October 2024.

(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



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 Mark Parton MLA

Addressed to: Minister for Housing and Suburban Development

Redirection: N/A

Reference: Housing ACT

Hearing Date: 26/07/2024

In relation to: Community Services Directorate and Housing ACT Statistics

Question Lodgement Date: 31/07/2024

Date Answer Due: 08/08/2024

- (1) Can you provide a breakdown of the distribution of the ACT's public housing by district (both in terms of the number of dwellings, and the proportion of all public housing in each district by percentage)?
- (2) For the past financial year
 - (a) how many applications were received for the ACT's public housing waiting list, and how many were accepted and registered on the waiting list?
 - (b) For the past financial year, how many registrations on the public housing list were cancelled or otherwise ended for reasons other than accessing public housing? Can you provide a breakdown of the reasons why people were removed from the waiting list?
- (3) Is there a standard vacancy turnaround time (i.e. the number of days public housing is vacant between tenancies) or a target time for re-letting a public housing property once it has been vacated by a former tenant? If data is available, can you please indicate:
 - (a) the average turnaround time for the most recent 12-month period for which data is available
 - (b) the proportion of vacated public housing dwellings that did not meeting the target for the vacancy turnaround time within the most 12-month period for which data is available.
- (4) Can you please provide the most recent data (both in numeric terms and as a % of overall public housing stock) on how many public housing dwellings in the ACT are
 - (a) deemed untenable;
 - (b) or undergoing major development.
 - (c) Of those deemed untenable, what the most common reasons?
- (5) The most recent statistics from the AIHW showed that 318 public housing dwellings were untenable as at 30 June 2023.
 - (a) Can you provide the most up-to-date figure for the number of untenable public housing dwellings?
 - (b) Can you please provide a breakdown of the primary reasons why public housing dwellings were deemed untenable?

- (c) How many properties suitable for tenants are not occupied at present?
- (6) The ACT Government has stated its intention to release an additional 21,422 new homes (both greenfield and infill sites) over the next five years under the Indicative Land Release Program (Budget 2024-25, Housing Statement, p. 6). Can you please indicate
- (a) what percentage of these homes released under the Program will be
 - (i) public housing
 - (ii) community housing
 - (iii) affordable *rental* housing?
- (7) Can you please provide a breakdown of the numbers of public housing dwellings that are medium density or single/dual occupancy homes for:
- (a) New public housing dwellings constructed and completed since 30 June 2020
 - (b) In-progress and planned public housing dwellings
- (8) The ACT Government has committed to ensuring all feasible public housing properties will be electrified by 2030 and will have appropriate ceiling insulation that meets the Minimum Energy Efficiency Standards for rental homes. Can you please indicate:
- (a) the number and proportion of public housing dwellings that are currently fully electrified
 - (b) the number and proportion of public housing dwellings that currently meet the Minimum Energy Efficiency Standards for rental homes.

Yvette Berry: The answer to the Member's question is as follows:

- (1) The district breakdown of Public Housing against total housing is as follows.

District	HACT Properties (30 June 2024)	Total Properties 2021 Census Data	HACT %
Belconnen	3,027	39,504	7.7%
Gungahlin	1,253	28,220	4.4%
Inner North	2,209	23,673	9.3%
Inner South	753	13,392	5.6%
Molonglo Valley	254	4,181	6.1%
Tuggeranong	2,575	32,925	7.8%
Weston Creek	763	9,241	8.3%
Woden	876	15,324	5.7%
Rural/Other	21	462	4.5%
Total	11,731	166,922	7.0%

(2) As at 30 June 2024, in the previous 12 months:

(a) 1079 applications were received for the ACT's public housing waiting list of which 710 were accepted and registered, 92 are pending.

(b) 277 applications were cancelled for the following reasons:

Reason for cancellation*	No of applications
Not Eligible	101
Documents not provided	131
Applicant withdrew application	14
Other reason	31
Total	277

* Note – A single application may be cancelled more than once, the reason provided is the most recent cancellation reason.

(3) Housing ACT does not have a standard or target turnaround time for re-letting a public housing property once it has been vacated by a former tenant. Housing ACT is committed to making the vacant turnaround time as short as possible by ensuring appropriate works and upgrades are completed during a vacancy period, to provide quality housing for incoming tenants.

(a) the average turnaround time for the 12 months to 30 June 2024 is 48 days.

(b) Of the vacated public housing dwellings that were re-tenanted within the 12 months to 30 June 2024, 13% (119 dwellings) were not allocated within 90 days, noting that 90 days is a standard reporting period.

(4) As at 30 June 2024, of the overall public housing stock on how many public housing dwellings in the ACT are:

(a) Deemed untenable: 352, 3.2%

(b) Or undergoing major development (including Major Repairs and Upgrades): 193, 1.8%

(c) Of those deemed untenable, what the most common reasons? Upgrades: 185, 1.7%

(5) As at 30 June 2024, of the public housing dwellings which are deemed untenable:

(a) Number of untenable public housing dwellings	352	
(b) primary reasons why public housing dwellings were deemed untenable	For Sale	42
	Redevelopment or Demolition	60
	Under Assessment	11
	Major Repairs	8
	Upgrade	185
(c) Number of properties suitable for tenants are not occupied at present?	Available for Allocation + Current Offer + Accepted Offer	132

(6) The Indicative Land Release Program (ILRP) is a five-year indicative program, and forward years are subject to change. The ACT Housing Strategy's Action 1.B.1 currently requires at least 15% of the Indicative Land Release Program each year to be dedicated to affordable, community and public housing – this is applied to suitable sites in the first year of the ILRP. For 2024-25 sites will be released with requirements for at least 608 dedicated community, public or affordable homes^[1].

The 2024-25 targets include land for 432 community housing properties (across Denman Prospect, Gungahlin, Moncrieff, and Molonglo), land for 40 new public housing properties (in Molonglo) and land for 136 affordable homes (in Gungahlin and Denman Prospect). These will be notified under Section 65 of the *City Renewal Authority and Suburban Land Agency Act 2017*.

The amount and proportion of affordable, community and public housing may vary over time. Affordable housing may be delivered either as affordable rental or affordable sale and this will be determined on a site-by-site basis depending on future sales method.

^[1] For the purpose of calculating the percentage target, some sites from the ILRP are excluded from the residential total, such as sites that are re-released from previous years and already have housing targets applied, or if the sites have been identified for other affordable housing projects.

(7) The breakdown of public housing dwellings that are medium density or single/dual occupancy homes are as follows.

(a) 578 new public housing dwellings have been completed via constructions between 30 June 2020 and 30 June 2024. Of these:

- 272 dwellings are single/dual occupancy, and
- 306 dwellings are medium density.

(b) 242 dwellings are currently under construction/in-progress (as at June 2024). Of these:

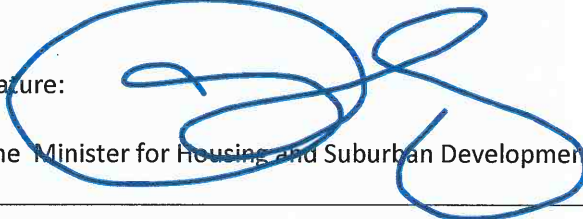
- 40 dwellings are single/dual occupancy, and
- 202 dwellings are medium density.

(8) All feasible public housing properties will be electrified by 2030 and will have appropriate ceiling insulation by November 2026 to meet the Minimum Energy Efficiency Standards for rental homes. As at June 2024;

- a. Approximately 8,500 public housing properties are fully electrified, representing 73% of the portfolio.
- b. Approximately 9,100 public housing properties already meet the Minimum Energy Efficiency Standard for rental homes, representing 78% of the portfolio.

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

Signature:



Date:

20/08/24

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



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

QON No. 193

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: Ms Nicole Lawder MLA

Addressed to: Minister for the Environment, Parks and Land Management

Redirection: Minister for Housing and Suburban Development

Reference: Environment

Hearing Date: 31/07/2024

In relation to: Environment Protection and Biodiversity Ginninderry

Question Lodgement Date: 01/08/2024

Date Answer Due: 08/08/2024

(1) Recommendation 55 from the 23-24 budget called for the ACT Government to immediately update the Legislative Assembly on the findings of the Commonwealth Government's review into the compliance of the Ginninderry Joint Venture with the Environment Protection and Biodiversity Conservation Act 1999 (Cth). The government's response was to agree in principle, with an update promised after receiving and considering the recommendations, expected by November 2023. Have there been any discussions with the Department of Climate Change, Energy, the Environment and Water regarding some of the issues with the Ginninderry development and the conservation corridor?

(2) Would you be able to confirm when your last meeting or correspondence was with the Federal department regarding the Ginninderry development?

(3) Has the Commonwealth Government informed you whether they have or are close to finalising the review of the Environment Protection and Biodiversity Conservation Act?

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

(1) Yes, discussions have been ongoing with the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW).

(2) The Ginninderry Joint Venture's last meeting with DCCEEW on 29 July 2024. A site tour was conducted and the Ginninderry Joint Venture responded to requests for information from DCCEEW.

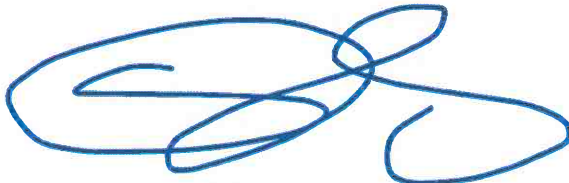
(3) The Australian Government has not committed to a timeline for finalising its proposed environmental reforms including the review of the Environment Protection and Biodiversity Conservation Act.

At the Senate inquiry July public hearing into the stage 2 Nature Positive Bills currently before Parliament, officials from DCCEEW did not provide a fixed timeline for introducing the substantive stage 3 EPBC Act reforms to Parliament. Officials confirmed that it was their intention to do so 'as

soon as possible', following further consultation with jurisdictions, ENGOs and industry stakeholders. DCCEEW committed to consulting on a full exposure draft of the stage 3 EPBC Act reform legislation before introducing it to Parliament.

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

Signature:

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke.

Date:

20/08/24

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



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: Mrs Elizabeth Kikkert MLA

Addressed to: Minister for Planning

Redirection: Minister for Housing and Suburban Development

Reference: Environment, Planning and Sustainable Development, Budget Paper E

Hearing Date: 05/08/2024

In relation to: Indicative Land Release in Ginninderra and Land Release in
Belconnen and Holt

Question Lodgement Date: 29/07/2024

Date Answer Due: 08/08/2024

(1) Regarding the 200 dwellings set to be released in the Belconnen Town Centre, on what blocks and sections will they be released on?

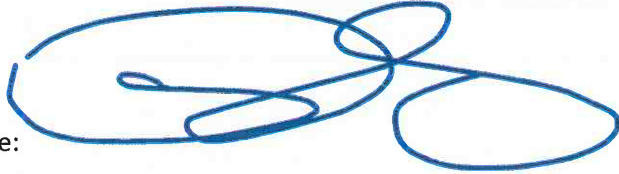
Yvette Berry MLA: The answer to the Member's question is as follows:

The Indicative Land Release Program (ILRP) does not provide site-specific release information beyond the current financial year, but rather sets out broad district targets in recognition that site identification, release timing and indicative yields are subject to change as planning and due diligence studies progress.

The current ILRP plans for the release of 2,012 dwellings to be delivered within the Belconnen District, with an indicative 200 dwellings to be delivered within the Belconnen Town Centre. Both the Environment, Planning and Sustainable Development Directorate (EPSDD) and the Suburban Land Agency are exploring a range of land release opportunities, including across the Belconnen Town Centre, in order to meet the ACT Government's ILRP.

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



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

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

Asked by: Ms Elizabeth Lee MLA

Addressed to: Minister for Housing and Suburban Development

Redirected to: N/A

Reference: Uncorrected Hansard Transcript [Pages 106-107]

In relation to: Detailed figures for distributions under the Riverview Joint Venture contract

Hearing Date: 05/08/2024

QTON lodgement date: 05/08/2024

Answer Due Date: 08/08/2024

MS LEE: Okay, thank you. And in terms of the large lump sums and expenses on behalf of the joint venture that is paid every three to four years, I note, you know, in terms of the question on notice, Ms Berry, that you answered 1994, that in 2021 there was \$70 odd million. And then in 23-24, \$18 million. Again, I ask the question, is this a contractual arrangement? And if so, where in the contracts are those terms?

Mr Lee: So those figures, Ms Lee, are actually the repayment of equity that the territory contributed into the project. So as you can see, in the table that we have provided, the figures across 2017-18 to 2019-20, they are the contributions that the SLA made into the project. And at the time of significant settlements coming in in 2021—

MS LEE: Yes.

Mr Lee: That is when the project repaid that equity to the SLA.

MS LEE: Yes. And that is based on revenue.

Mr Lee: Correct.

MS LEE: Okay. And at the same time then, the payments that were made to Riverview Group, would that be at the same time and represent 40 per cent? Is that how it works?

Mr Lee: I will have to look into exactly how much was repair, if any. Because that \$70 million is entirely a repayment back to the Suburban Land Agency. My recollection is that there were not distributions made at that point because we wanted to ensure that there was sufficient working capital preserved within the project to address any working capital requirements moving forward.

But we can provide the detail figures around any distributions from that point on.

MS LEE: Okay. So that is taken on notice?

Ms Berry: I am confident that we took a question like that on notice last week. And I have signed it. I am just trying to rummage around to see if I can find it. And it might provide you—

MS LEE: Okay. If that is the case, then we will wait for that. But if not, can we confirm that you will take that on notice?

Ms Berry: Sure.

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

The following table summarises, by financial year, the initial equity and additional equity contributions into the Ginninderry Joint Venture:

All \$'000s	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Riverview	400	-	-	-	-	-	-	-
SLA	600	-	-	-	-	-	-	-
Cumulative Initial Equity Contribution Total*¹	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
SLA Additional Equity Contribution ²	-	33,898	33,591	2,555	-	-	17,854	27,676
GJV Equity Repayment to SLA ³	-	-	-	-	(70,045)	-	-	(18,274)
SLA additional equity balance	-	33,898	67,490	70,045	-	-	17,854	27,257

Notes

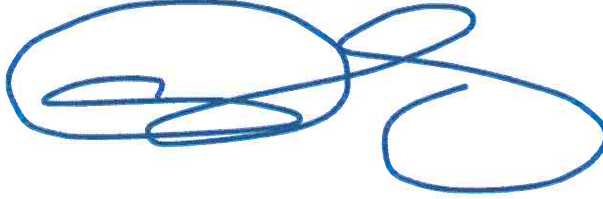
- 1 – Initial equity contributions were paid by SLA and Riverview on establishment of the GJV.
- 2 – In line with the original intention at establishment of the GJV, SLA opted to provide funding into the GJV and earned a commercial rate of return.
- 3 – These amounts reflect the GJV's repayment of additional equity contributed by SLA.

The following table summarises the distributions paid by the Ginninderry Joint Venture to Riverview and SLA since the inception of the Joint Venture. As shown below, there were minimal distributions paid to Riverview (0.6m) in 2020-21 which is the year where the GJV repaid \$70.0m in funding back to SLA.

All \$000's	2020-21	2021-22	2022-23	2023-24	TOTAL
Riverview	601	3,278	7,589	271	11,739
SLA	902	4,516	11,287	299	17,005
TOTAL	1,503	7,794	18,876	570	28,744

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Date:

20/08/24

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



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

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

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

Asked by: Ms Elizabeth Lee MLA

Addressed to: Minister for Housing and Suburban Development

Redirected to: N/A

Reference: Uncorrected Hansard Transcript [page 110]

In relation to: SLA forecasting regarding how much will be paid to Corkhill Bros and subsidiaries over lifetime of the contract.

Hearing Date: 05/08/2024

QTON lodgement date: 05/08/2024

Answer Due Date: 08/08/2024

MS LEE: There are several contracts with Riverview Projects that seem to relate to Ginninderry which have no published value, when you have a look at the ACT contracts register. Can you confirm what is the total amount that has been paid so far by the SLA to Corkhill Bros and their subsidiaries?

Mr Lee: We have provided those figures previously up until I believe it was April 23-24, so over the life of the project, split across the development management fee and the marketing and sales fee. I do have those figures per year. I just do not have the sum available, but very happy to provide that previous response that was provided. In terms of the value, because it does not have a fixed value, it was not possible to put a number against it.

MS LEE: Yes, I understand.

Mr Lee: But the agreements were attached to the notification.

MS LEE: Yes, and obviously when you are talking about the land sale, it is hard to know, but has SLA done forecasting in terms of how much you expect to be handed over to Corkhill Bros and the subsidiaries as a result of these contracts in terms of the lifetime of the contract? Because you would have had to obviously do a forecast of some kind.

Mr Lee: We do not have those figures to hand, but as part of the regular budget update, it would have provided a view of the development management fee and sales and marketing fees over the life of the project.

MS LEE: When you say you do not have it to hand, do you mean that you have got them, but you do not have it here, so you could take it on notice, or do you mean that you do not have them in the sense that it has not been calculated?

Mr Lee: No, the former.

MS LEE: You will take that on notice?

Mr Lee: Yes.

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

The Ginninderry Joint Venture pays consideration for the services it receives for the Development Management (DM) and Sales and Marketing (S&M) functions. The DM and S&M functions are currently contracted to Riverview entities. The latter contract began in 2016 and was extended for a cumulative period of 5 years and six months in 2021. Riverview entities currently employ approximately 20 staff to undertake these functions.

The following table summarises the SLA's share of project to date DM and S&M fees payable by the Ginninderry Joint Venture (between JV establishment in 2017 until 30 June 2024)

	Total \$'000
Development Management Fees	12,060
Sales and Marketing Fees	4,991
Total Service Fees to Riverview Group	17,051

NB: the values in the table above represent the SLA's share of expenses (60%) recorded by the Ginninderry Joint Venture based on the latest Joint Venture budget calculations up to 30 June 2024. Actual cash payments may differ by a small proportion due to timing of invoicing/payment terms.

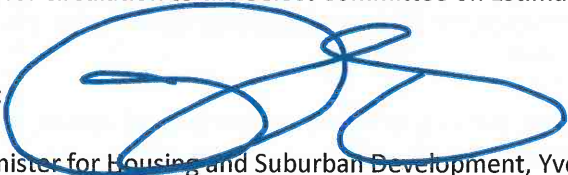
The following table summarises the estimated fees payable to Riverview entities by the Ginninderry Joint Venture over the contracted term of the service agreements:

	To 30/6/2024 \$'000	Future \$'000	TOTAL \$'000
Development Management Fees	12,060	64,283	76,343
Sales and Marketing Fees ¹	4,991	4,530	9,521
Total Service Fees to Riverview Group	17,051	68,813	85,864

NB: The values in the table above represent SLA's share of expenses (60%) forecast for the GJV.

1- Sales and Marketing fees have only been forecast to the end of the current term of the current agreement.

The Development Management and Sales and Marketing rates are consistent with industry standards and have been verified by the ACT Government through independent benchmarking.

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Signature: 	Date: 20/08/24
By the Minister for Housing and Suburban Development, Yvette Berry MLA	



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Miss Laura Nuttall MLA

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

Asked by: Ms Elizabeth Lee MLA

Addressed to: Minister for Housing and Suburban Development

Redirected to: N/A

Reference: Uncorrected Hansard Transcript [Pages 110-111]

In relation to: Referrals for fraud, corruption or misconduct to an external body during the life of the Riverview joint venture.

Hearing Date: 05/08/2024

QTON lodgement date: 05/08/2024

Answer Due Date: 08/08/2024

MS LEE: 32. Did you also take on notice at the time about any referrals for investigation of fraud or corruption or misconduct to an external body?

Ms Berry: We did not have that question, but we can take it on notice.

MS LEE: Yes, all right. That was my follow-up question.

Ms Moore: We can actually answer that one. For what period, sorry, Ms Lee?

MS LEE: For the life of the joint venture.

Ms Moore: We had better take that one on notice, then.

MS LEE: Have you got figures for a set period?

Ms Moore: No, I have only got active matters currently in the actual SLA, not in the joint venture.

MS LEE: You will take that on notice?

Ms Moore: We will take that on notice, unless—Joey, unless you have got them to hand?

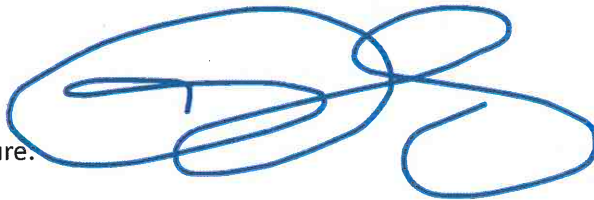
Mr Lee: No.

YVETTE BERRY MLA: The answer to the Member's question is as follows:

There have been no referrals for investigation of fraud or corruption or misconduct to an external body at any time since the inception of the Ginninderry Joint Venture.

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

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Date:

20/08/24

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



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

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

Asked by: Ms Nicole Lawder MLA

Addressed to: Minister for Housing and Suburban Development

Redirected to: N/A

Reference: Uncorrected Hansard Transcript [Pages 111-112]

In relation to: Indicative sale price for block of land owned by Mr John Hyles

Hearing Date: 05/08/2024

QTON lodgement date: 05/08/2024

Answer Due Date: 08/08/2024

THE CHAIR: I do have a question. Is the block owned by John Hyles(?) [3.36.31] part of the proposal for Riverview?

Ms Berry: Well, it is part of a potential development.

THE CHAIR: Has he sold?

Ms Berry: No.

THE CHAIR: Is it part of the contract that Riverview must deliver that block as part of it?

Mr Lee: No. So it is one of the four parcels that I referred to as well.

THE CHAIR: What about in terms of any other, you know, requirements. Like EPBC or anything, is it has to be—does the Hyles' block have to be included for any other reason?

Mr Lee: So, in terms of the EPBC, there is a requirement for that area to form part of the conservation. We are working with our colleagues at the Department of Climate Change, Energy, Environment and Water just to look at the requirements under that EPBC...(indistinct)...[03.37.36].

THE CHAIR: And so, if Mr Hyles does not come to the party, what will that mean?

Mr Lee: That will be considered as part of the discussions with the Commonwealth.

THE CHAIR: Has Mr Hyles indicated an indicative sale price?

Ms Berry: I do not know if we could respond to that.

Mr Lee: Yes.

Ms Berry: I do not know if we can provide that information. I do not know if we even got it. I can take it on notice, but I do not think we do. I think generally, mister—my understanding of his—that piece of land is that there is a quarry on the land that still has about a decade of operational life on it. And so, there is at least 10 years of when Mr Hyles might consider.

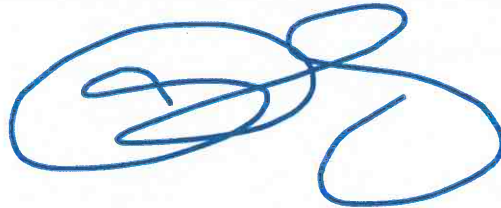
I think the issue with the EPBC is part of Mr Hyles land takes in where the Conservation Trust of the joint venture, kind of—like, kind of meet each other. So that is the challenges that we are having to overcome with the federal department around the development of any of that land around Mr Hyles' site.

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

Mr Hyles has been actively involved in discussions regarding the Ginninderry Joint Venture development intentions for over 10 years. He was a willing participant in the rezoning of his land to allow residential and environmental uses. In terms of the purchase of his land there have been several informal discussions with Mr Hyles regarding the potential future purchase of his land. No formal price has been indicated to the Suburban Land Agency.

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

Signature:



Date:

20/02/24

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