



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 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: Revenue transferred to Riverview since the commencement of the joint venture and in this budget?

Hearing Date: 05/08/2024

QTON lodgement date: 05/08/2024

Answer Due Date: 08/08/2024

MS LEE: I understand the 60/40 split. I guess what I am trying to get it, which no one has still been able to answer is, why is it that in a joint venture, where the ACT is taking on 60 per cent risk as well as 60 per cent revenue, that in terms of payments we are only receiving, as the taxpayers through the SLA, only every three to four years, whilst the profits from the—the revenue from the sales are being paid to revenue every month?

Mr Lee: We might just—

MS LEE: Is that a contractual thing? Like, where did that come from—

Mr Lee: We might just—

MS LEE: Where does that arrangement come from?

Mr Lee: I will just clarify, Ms Lee, that the revenue is not actually distributed to the participants. So even though it might be recognised in the books of the individual participants, the revenue is withheld within the Ginninderry Joint Venture, to pay for project costs and repayment of capital, et cetera.

So, I just wanted to clarify that there is not actually a distribution in line with the figures that you are referring to. And as the minister mentioned, that is a funding agreement that has been put in place and was envisaged from the beginning of the joint venture that the territory would contribute funds by way of equity and that it would earn a commercial return on those funds.

MS LEE: Okay. So, then my follow up question is, how much, since the joint venture commenced, has been transferred to Riverview projects?

Mr Lee: I might ask if—Ross, do you have those figures with you?

Ms Berry: We will take that on notice.

MS LEE: On notice?

Mr Syme: Sorry.

Ms Berry: Yes.

MS LEE: Okay. That being the case then, can someone tell me how much revenue was transferred to Riverview in the last month? Was there any?

Mr Lee: No.

MS LEE: Okay.

Mr Lee: There were no distributions in the last month.

MS LEE: Okay. And in terms of the financial year, on this budget that we are talking about, does anyone know?

Mr Lee: We will take that on notice, Ms Lee.

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

The following table summarises the distributions paid by the Ginninderry Joint Venture to Riverview and SLA since the inception of the Joint Venture:

All \$000's	2020-21	2021-22	2022-23	2023-24 ¹	TOTAL ¹	%
Tax, priority, CMT distribution (40/60)						
Riverview	601	2,478	7,396	200	10,675	40%
SLA	902	3,716	11,094	299	16,011	60%
Demonstration Housing project distribution (50/50%)²						
Riverview	-	800	193	-	993	50% ²
SLA	-	800	193	-	993	50% ²
Total Distribution						
Riverview	601	3,278	7,589	200	11,668	41%
SLA	902	4,516	11,287	299	17,004	59%
TOTAL	1,503	7,794	18,876	499¹	28,672¹	

Footnotes

1- 2023-24 values were previously reported inclusive of a \$71k housing distribution (rounded as \$36k to each of Riverview and SLA) which was incorrect. This has been corrected in the table presented above.

2- The Demonstrating Housing Project was established as a 50/50 ownership joint venture, with distributions specific to this project being paid in this proportion.

The following distributions are forecast to be paid by the Ginninderry Joint Venture to Riverview and SLA in the 2024-25 year:

	\$000's
Riverview	13,728
SLA	20,592
TOTAL	34,320

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

Signature:



Date:

26/08/24

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