



Inquiry into Planning (Missing Middle Housing) Amendment Bill 2026

Answer to question taken on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

In relation to: Planning and Financial Modelling

Hearing: 19/05/2026

Uncorrected: Proof Transcript p.14

Transcript provided: 25/05/2026

Answer Due: 02/06/2026

THE CHAIR: Great. And as witnesses you are protected by parliamentary privilege and you are bound by its obligations. You must tell the truth; giving false or misleading evidence will be treated as a serious matter and may be considered contempt of the Assembly. And we are not inviting opening statements, so we will proceed straight to questions.

Minister, a number of the submissions to our committee raised issues around land value capture, including through lease variation charge. And there was a lot of commentary about the impact of lease variation charges on the uptake of missing middle.

Have you received any financial modelling from any groups like the Property Council on what impact might be?

MR STEEL: I will have to check, so I will take that on notice in relation to what I have received from the Property Council.

CHRIS STEEL MLA: The answer to the Member's question is as follows:

No financial modelling in relation to the Lease Variation Charge (LVC) was provided from any industry groups, including the Property Council, as part of the missing middle reforms process.

The Property Council has engaged with the ACT Government over several years and has provided examples of projects with LVC costs. Alongside this, Purdon completed a report for the ACT Government on development feasibility which has been published on the Planning website and the YourSay consultation page for the Missing Middle Housing Reforms and includes case studies of project costs, including LVC, for some development scenarios.

The report is available at

https://www.planning.act.gov.au/_data/assets/pdf_file/0010/2852866/integrating-the-missing-middle-in-rz1-and-rz2-feasibility-analysis.pdf.

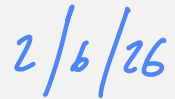
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Approved for circulation to the Standing Committee on Environment and Planning and Planning

Signature:

A handwritten signature in blue ink, appearing to read 'C. Steel', written over a light gray background.

Date:

A handwritten date '2/6/26' in blue ink, written over a light gray background.

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