



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 E Page 5

Hearing Date: 26/07/2024

In relation to: EPSDD and Land for Community Housing Providers accessing HAFF

Question Lodgement Date: 30/07/2024

Date Answer Due: 07/08/2024

Minister – the Co-ordinator General Housing advised that the ACT Government had made land available for community housing organisations that were seeking funding under the Housing Australia Future Fund – referring to sites in Taylor, Belconnen and Braddon. A program was run by the Suburban Land Agency ran a program to make sure that the organisations had rights to the land.

- (1) What were those sites.
- (2) What 'rights' did those organisations have to the land.
- (3) As Crown leases can only be granted by the Territory Planning Authority by auction, ballot, tender or direct sale what process was used to make the land available to community housing organisations bidding for HAFF funding?

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

- (1) There were 59 single residential blocks in Taylor, comprising of:
 - a. 7 packaged lots:
 - i. Section 53 Blocks 1-9
 - ii. Section 54 Blocks 1-4
 - iii. Section 54 Blocks 5-8
 - iv. Section 57 Blocks 8-14
 - v. Section 57 Blocks 15-22
 - vi. Section 58 Blocks 1-7
 - vii. Section 58 Blocks 8-13

- b. 14 single residential blocks:
 - i. Section 53 Blocks 10-13,
 - ii. Section 56 Blocks 9-14,
 - iii. Section 57 Blocks 4-7

There were also 10 two-bedroom off-the-plan dwellings in Braddon (Section 8 Block 10) and 5 two-bedroom off-the-plan dwellings in Belconnen (Section 152, Block 17) offered in private developments.

- (2) The 59 blocks in Taylor were offered via an Expression of Interest and the successful Community Housing Providers (CHPs) entered into Option Deeds with the Suburban Land Agency (SLA). The CHPs are under no obligation to exercise the Option Deed, can withdraw from the process or let the Option Deed lapse (expiry date on 27 November 2024). SLA will hold the land until the Option Deeds are no longer in effect or the land is sold to the CHPs. The 15 off-the-plan dwellings were offered through a ballot process to CHPs. Once the developer is ready, these dwellings will be first offered to the successful CHPs under the ballot. Should they elect not to purchase these dwellings they will be offered to CHPs in the order they were drawn in the ballot process. The Option Deeds and letters of offer for the off-the-plan units provided CHPs evidence of 'right' over the sites/dwellings to apply for funding under the HAFF.
- (3) As described in part (2), the land in Taylor was offered through an Expression of Interest process followed by entering into an Option Deed. Should CHPs wish to exercise the Option Deed a direct sale process will be undertaken for the sale. Under the legislation, SLA has delegation to direct sell to CHPs. The off-the-plan dwellings are part of private developments which have already been sold to the private market with community housing requirements. It is these requirements that are now being offered to CHPs in anticipation of them coming to market.

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

Signature: 

Date: 03/02/24

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