QTON No. 010

Legislative Assembly for the Australian Capital Territory
Standing Committee on Social Policy

Inquiry into annual and financial reports 2024–2025

Answer to question taken on notice

Asked by: MS CHIAKA BARRY MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Redirected to:

In relation to: Health and Community Services Directorate - Treasury

Hearing: 10/11/2025
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Answer Due: 21/14/2025

Ms Newman: Brooke Newman, Acting Executive Branch Manager of the Client Services Branch in the Health and Community Services Directorate. I too have acknowledged and read the privileges statement. The affordable rental office scheme is a program that we offer for those who do not fall within public housing. We have lessened the criteria in order to pay for that, so it is a catch-all for more people. But for the specific details on it, I will take that on notice.

MS BARRY: Okay. Thank you. So what you are taking on notice is the discrepancy between the 75 per cent that the investor is paying and 20 to 25 per cent that the tenants are required to pay. Okay.

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

ACT Government Programs that support the provision of affordable rental housing for Canberrans where properties are owned by CHPs or private sector / institutional investors often include mixed-use developments – for example where the development includes a combination of affordable and market dwellings. ACT Government financial support is limited to the affordable dwelling component of dwellings - no subsidy / assistance is provided for any market dwellings in the developments.

ACT Government Programs that support the provision of affordable rental housing for Canberrans where properties are owned by CHPs or private sector / institutional investors all include the following mandatory requirements for all affordable dwellings:

- Affordable rental dwellings must be rented to tenants at 74.9% or less than market rent.
- Rental determinations must be undertaken by a valuer or qualified real estate agent.
- Dwellings must generally be managed by a Community Housing Provider – the only exception is if the dwellings are in a Build-to-Rent development and the Build-to-Rent operator has a demonstrated ability to appropriately manage affordable rentals.
- Tenant eligibility must be as outlined in the Disallowable Instrument for the Land Tax Exemption Scheme.
- Providers must undertake tenant eligibility checks and must identify and select eligible tenants in accordance with eligibility criteria.
- Providers must provide regular reporting to the Territory on affordable rental properties and tenant eligibility.
- All programs other than the Affordable Community Housing Land Tax Exemption Scheme are governed by contractual agreements between the provider and the Territory. An example of these agreements is the specimen deed of grant available here: https://suburbanland.act.gov.au/docs/default-source/ahps/chp-release-2024/gungahlin/request-for-expression-of-interest---specimen-deed-of-grant-(attachment-e).pdf?sfvrsn=d5783719_1

The Programs include:

- **Turner Build-to-Rent with Affordable Rental Dwellings** – the ACT Government has released land in Turner for the purposes of Build-to-Rent, with requirements for at least 15 per cent of the homes to be affordable rental. Under this program, the ACT Government will provide a subsidy to the Build-to-Rent operator equal to (but not exceeding) the difference between market and affordable rent for the agreed number of affordable rental dwellings.
- **Other land releases with Affordable Rental Dwelling Requirements** – the ACT Government has released sites that include, as a condition of sale, requirements for affordable rental housing and/or affordable sales. The purchasers of land take into account the cost of affordable dwelling requirements when purchasing the sites rather than the ACT Government providing financial assistance to support the affordable dwellings.
- **The Affordable Housing Project Fund** – a pipeline of over 800 affordable rental dwellings is being supported through the $100 million Affordable Housing Project Fund. Financial assistance includes upfront grants, assistance for fees and charges, and ongoing payments to support provision of affordable rental dwellings. The amount of support is based on project characteristics and informed by detailed financial analysis and financial assistance thresholds.
- **The Affordable Community Housing Land Tax Exemption Scheme (Land Tax Exemption Scheme)** – property owners who rent their properties through Community Housing Providers to eligible tenants at 74.9% or less of market rent are able to access a full land tax

exemption. Land tax exemptions must be applied for through the ACT Revenue Office including evidence of the agreement with the Community Housing Provider.

Approved for circulation to the Standing Committee on Social Policy

Signature: Date: 27/1/25

By the Minister for Homes, Homelessness and New Suburbs, MS YVETTE BERRY MLA