QON No. 17

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

Inquiry into annual and financial reports 2024–2025

Answer to question on notice

Asked by: Ms Chiaka Barry MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Redirected to:

Reference: Treasury

Hearing: 10/11/2025
In relation to: Affordable Housing Budget allocations
Question received: 12/11/2025
Answer Due: 27/11/2025

I note that Volume 2.1 of your annual report at note 24 - Budgetary reporting, that your underspend of 40% is partly attributed to delays in Affordable Housing and Restructure Fund projects, with funding being reprofiled to future years as part of the 2025-26 Budget process.

1. Can you explain the reasons for this delay

2. Will this impact the commitment to deliver 30,000 houses by 2030?

3. Can Canberrans have confidence that your budget projections for the outyears reflect a realistic expectation of delivery of housing construction?

4. I note that at 30 June 2025, CMTEDD held 18 blocks of land classified as Assets held for Sale.

a. Will all these properties be used for Affordable Housing?

b. Do you publish a list of these properties (if so where)?

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

The variance between estimated and actual expenditure on Grants and Purchased Services in Note 24 to Volume 2.1 of the CMTEDD Annual Report is mainly due to delays in expenditure relating to various grants, including User Choice, Future Jobs Fund, Affordable Housing Project Fund (AHPF) and Restructure Fund projects.

In the 2025-26 Budget, the Government agreed to reprofile and expand the AHPF to support projects recommended from a recent integrated community housing land release and funding process and to enable future processes. Delays associated with Round 1 of the Commonwealth

Government's Housing Australia Future Fund Facility (HAFFF) have also contributed to this reprofiling. I note the Affordable Housing Project Fund accounts for less than 20 per cent of the total variance.

Reprofiling unspent grant funding to future years is unlikely to impact the Government's target of enabling 30,000 new homes by 2030. This change is part of a broader rebasing of new and existing projects that is still largely on track to meet the Government's target. We seek regular updates from AHPF proponents.

Budget estimates are based on the best information available at the time and regularly updated through budget processes.

The 18 blocks of land classified as Assets Held for Sale are part of the Land Rent Scheme. This Scheme is unrelated to the AHPF or the Indicative Land Release Program (ILRP). The Land Rent Scheme is limited to low- and moderate-income Canberrans who reside in the property as a principal place of residence and do not own any other property. Blocks of land sold through the ILRP are all owned by the Suburban Land Agency. As these 18 blocks do not relate to land release, there is no publicly available list of these properties.

Approved for circulation to the Standing Committee on Social Policy

Signature: Date: 28/11/25

By the Minister for Homes, Homelessness and New Suburbs, Yvette Berry MLA