



Inquiry into annual and financial reports 2024–2025

Answer to question taken on notice

Asked by: Mr Taimus Werner-Gibbings MLA

Addressed to: Minister for Business, Arts and Creative Industries

In relation to: Business, Arts and Creative Industries and List of Arts facility peppercorn leases

Hearing: 18 November 2025

Uncorrected Proof Transcript p 5-7

Transcript provided: 25 November 2025

Answer Due: 2 December 2025

MS LEE: Page 13 of the annual report talks about the transition of tenancy management for 13 community arts facilities on peppercorn arrangements and that it was a major achievement for the 2024/25 year. Then if you go to page 22 of the same report, the same goal is a major priority for 2025/26. So can I just confirm, are they 13 separate organisations, is it the same, and if so, why was it a milestone achievement, and how many there are?

Mr Khan: They are the same. Thank you for the question. The milestone referred to in the annual report in this financial year was the transition of facilities from—the transition for the management of facilities from Arts ACT to Infrastructure Canberra. The milestone referred to as a priority in the financial year we are in now is an updating of the 13 leases that exist for the same 13 facilities that you referenced in the question. So that is the work that we are undertaking in this financial year.

MS LEE: Okay, so it is the same. So how many in total of the community organisations are going through that transition?

Mr Khan: So there is 84 peppercorn leases in total and we are updating all of those in this financial year. The 13 are a subset of that.

MS LEE: So all 84 are going to be done this financial year. That is the plan.

Mr Khan: Correct.

MS LEE: Okay. All right, no worries. Yes. No, that is it.

THE CHAIR: I have some supplementaries on the peppercorns. What are the broad terms of the peppercorn arrangements?

Mr Khan: As they are currently?

THE CHAIR: Yes.

Mr Khan: So they are quite varied, which is why we are undertaking a process of standardisation. There are a number of historic arrangements embedded in those leases that make them quite bespoke.

THE CHAIR: Right, because generally when I think of peppercorn I am thinking not much...(indistinct)...[09.12.50] before.

Mr Khan: So the peppercorn—the financial arrangements underpinning a peppercorn lease is

effectively a payment of one sector. These are leases provided effectively, free of charge by the government to community tenants. The purpose of the standardisation is to have a standard peppercorn lease for each of the 84 leases that we currently have. We acknowledge that there will be a need for some reflection of the bespoke arrangements in each of those separate leases. But we will separately add those as addenda so we then have a clearer governance structure for the use of those facilities.

THE CHAIR: This is expected—so this new peppercorn arrangement—or the more standardised peppercorn lease, that is going to be—that is what we are aiming to do by 31 December 2027, is that right? Or 31 December 2026. There was a transition to new peppercorn arrangements on page 12 for 13 operators of the community arts facilities, and those peppercorn arrangements are concluding on 31 December. I might have put the wrong date. I put it down 31 December 2027, but it might be 31 December 2026 in my notes.

Mr Khan: The peppercorn arrangements themselves are not concluding. Many of them are in holdover now. What that means is that the lease term, as it was entered into, has expired, but the lease rolls over on its current terms. Letters of comfort have been provided to all of the lessees that those arrangements will hold as we go through the process of standardising the lease themselves and work with the government Solicitors Office on that.

THE CHAIR: Okay, so barring some sort of black swan event, those lessees could expect to be rolling on those through on the new arrangements going forward?

Mr Khan: We are—we will be starting a direct consultation with each of the affected lessees. We have been talking to them through this process, but we are now at a point where we will be able to meet individually with each of the peppercorn leaseholders over coming months to have discussions about what is different and then some of the benefits that will be derived from having this more standardised approach to our lease management of those facilities.

THE CHAIR: Can you provide a list of the organisations that hold the peppercorn leases? Who and where? **Mr Khan:** We have provided that to the—

MS CLAY: Yes, that has already been—that is already on the record.

THE CHAIR: Is it? I did not see. Yes.

MS CLAY: Chair, can I supplement?

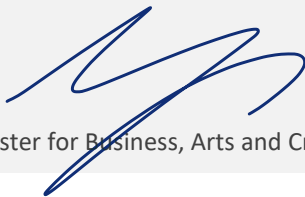
Mr Khan: But happy to provide again, of course, if that would assist the committee.

Michael Pettersson MLA: The answer to the Member's question is as follows:

Infrastructure Canberra (iCBR) currently holds 84 tenant peppercorn licences. A detailed list of these licences, complete with Division, Section, and Block identifiers is at [Attachment A](#) for your reference.

Approved for circulation to the Standing Committee on Economics, Industry and Recreation

Signature:



Date: 1.12.25

By the Minister for Business, Arts and Creative Industries, Michael Pettersson MLA

Infrastructure Canberra (iCBR) - Peppercorn Tenancies

	Building	Division	Block	Section	Organisation
1	1 Moore St. City	City	3	31	CBR Innovations
2	Appletree House Childcare and Education Centre	Wanniassa	36	132	Communities @ Work
3	Bangalay Street Depot	Rivett	3	27	Weston Creek Men's Shed
4.1	Belconnen Community Centre	Belconnen	44	54	Capital Region Community Service
4.2	Belconnen Youth Centre	Belconnen	44	54	Capital Region Community Service
4.3	Ginninderra Childcare Centre	Belconnen	44	54	Capital Region Community Service
5	Bonython Neighbourhood Hall	Bonython	9	21	Tuggeranong Link of Community Houses and Centres Inc
6	Bunyarra Children's Centre	Chisholm	10	540	The Uniting Church in Australia (ACT) Property Trust
7	Calwell Childcare & Neighbourhood Centre	Calwell	7	72	Anglicare
8	Campbell Cottage Childcare Centre	Campbell	24	14	The Young Women's Christian Association of Canberra
9	Chapman Community Rooms (L)	Chapman	62	11	Weston Creek Playgroup Association Inc
10	Chapman Community Rooms (L)	Chapman	62	11	Weston Molonglo Football Club Inc
11	Charnwood Neighbourhood & Cooida Cottage	Charnwood	37	95	North Belconnen Community Association Inc
12	Chisholm Community Centre	Chisholm	9	540	Tuggeranong Link of Community Houses and Centres Inc
13	Civic Youth Centre	City	2	97	Anglicare Canberra
14	Conder Community House & Childcare Centre	Conder	5	281	YWCA
15	Corroboree Park Community Hall	Ainslie	4	79	Northside Community Service Inc
16	Downer Community Centre	Downer	16	61	Downer Community Association
17	Erindale Neighbourhood Centre	Wanniassa	14	130	The Uniting Church in Aust (ACT)
18	Flynn Childcare & Community Centre	Flynn	7	18	North Belconnen Community Association Inc (No Lease)
19	Forde Community Centre (L) - Hireable space is Peppercorn	Forde	1	32	Capital Woodlands and Wetlands
20	Forrest Early Childhood Centre	Forrest	5	13	Community Services #1
	Gilmore Community Centre <i>Note: Soon to be vacated</i>	Gilmore	24	22	Tuggeranong Link of Community Houses and Centres Inc
21	Ginninderra Community Hall	Higgins	19	12	The Gospel Salvation Assembly Inc
22	Greenway Childcare Centre	Greenway	2	15	Communities @ Work Inc
23	Griffin Centre	City	14	84	Share The Dignity
24	Griffith Neighbourhood Hall	Griffith	50	78	Community Services #1
25	Gugan Gulwan Youth Centre (New facility)	Wanniassa	14	132	Gugan Gulwan Youth Aboriginal Corporation
26	Gumnut Cottage/Tuggeranong Childcare & Education Centre	Greenway	1	61	Tuggeranong 55 Plus Club
27	Gungahlin Children's Centre	Gungahlin	3	28	Gungahlin Children's Centre (Commercial Entity)
28	Gungahlin Community Centre	Gungahlin	2	60	Communities @ Work Inc
29	Hall Community Precinct	Hall	3	6	The Village of Hall & District Progress Assoc
30	Holt Community Hub	Holt	3	18	Roundabout Canberra
31	Hughes Community Centre	Hughes	11	44	Council on the Ageing (ACT) Inc
32	Illoura Childcare and Education Centre	Wanniassa	46	132	Communities @ Work
33	Isabella Plains Childcare and Education Centre	Isabella	41	856	Communities @ Work
34	Isabella Plains Neighbourhood House	Isabella	7	883	Tuggeranong Link of Community Houses and Centres Inc
35	Kaleen Community Hall	Kaleen	54	28	Kaleen Community Association Inc
36	Kaleen Cubby House Early Childhood Centre	Kaleen	10	139	Kaleen Community Association Inc
37	Kambah Cottage	Kambah	25	286	Diversity ACT
38	KU Braddon (Black Mountain Childcare)	Braddon	16	24	KU Children's Services
39	Lanyon Community & Lanyon Youth Centre	Conder	8	229	The Young Women's Christian Association of Canberra
40	Macrossan Crescent Depot	Latham	4	29	Belwest Foxes Soccer Club
41.1	Majura Community Centre/Majura Early Childhood Centre	Dickson	14	72	Northside Community Service Inc
41.2	Majura Community Centre/Majura Early Childhood Centre	Dickson	14	72	Northside Community Service Inc
42	Manuka Occasional Childcare Centre	Griffith	2	41	Manuka Occasional Childcare Centre Association Inc
43	Narrabundah Children's Cottage (Nimbin)	Narrabundah	17	120	Narrabundah Cottage (COMMUNITY SERVICES 1)
44	Narrabundah Children's Cottage (Yamba)	Narrabundah	13	44	Community Services #1
45	Narrabundah Community House	Narrabundah	5	29	Winnunga Nimmityjah Aboriginal Health Service
46	Nellie Hall	Melba	16	40	North Belconnen Community Hall Association Inc
47	Ngunnawal Neighbourhood Centre	Ngunnawal	10	44	Communities @ Work Inc
48	Nicholls Community Centre	Nicholls	21	73	Community Services of Gungahlin
49	Palmerston Community Hall	Palmerston	7	140	Northside Community Service Inc
50	Pearce Community Centre	Pearce	10	27	Pearce Community Centre
51	Rainbow Cottage Early Childhood Centre	Belconnen	13	21	Rainbow Cottage Early Childhood Centre Inc
52	Richardson Childcare and Education Centre	Richardson	10	454	Communities @ Work
53	Richardson Community House	Richardson	1	457	Tuggeranong Link of Community Houses and Centres Inc
54	Salem Children's Centre	Kambah	40	346	The Uniting Church in Australia (ACT) Property Trust
55	Scullin Pre-School	Scullin	1	12	ACT Playgroups Association (No lease and don't pay rent)
56	Southside Community Centre	Narrabundah	8	29	Community Services #1
57	Spence Children's Cottage	Spence	7	57	YWCA
58	Torrens Community Hall	Torrens	2	22	Torrens Community Hall Association Inc
59	Totom House Multicultural Early Childhood Centre	Kaleen	27	89	Totom House Incorporated
60	Treehouse in the Park Early Learning Centre	Turner	1	65	Northside Community Service Inc
61	Tuggeranong Community Centre	Greenway	1	54	Communities @ Work Inc

62	Tuggeranong Seniors Centre	Greenway	1	72	Tuggeranong 55 Plus Club
63	Tuggeranong Youth Resource Centre	Greenway	16	17	Communities @ Work Inc
64	Vocal House (Centre)	Narrabundah	2	29	Victims of Crime Association Inc
65	Waldorf Unit 150	City	13	12	C.A.R.E Incorporate
66	Wanniassa Community House	Wanniassa	38	139	Sharing Places Incorporated
67	Weston Creek Children's Centre	Weston	15	67	Projects on Parkinson Ltd
68	Weston Creek Community Centre	Weston	34	64	Weston Creek Community Association Inc
69	Woden Early Childhood Centre	Phillip	21	80	Woden Early Childhood Centre Inc.
70	Woden Youth Centre	Phillip	23	80	Woden Community Service
71	Youth Coalition of the ACT	O'Connor	61	10	Youth Coalition of the ACT
	YWCA Childcare Centre Reid (Facility recently transferred to iCBR)	Reid	12	33	YWCA (New peppercorn Licence being prepared)

Infrastructure Canberra (iCBR) - Arts Building Peppercorn Tenancies					
	Building	Division	Block	Section	Organisation
1	Ainslie Arts Centre	Braddon	1	31	Arts Capital Limited
2	Belconnen Arts Centre	Belconnen	7	187	Belconnen Arts Centre Incorporated
3	Canberra Glassworks	Kingston	12	49	Canberra Glassworks Ltd
4	The Chapel (Sublet from Canberra Glassworks)	Kingston	37	49	Canberra Glassworks Ltd
5	Canberra Contemporary Arts Space (CCAS)	Forrest	6	24	Canberra Contemporary Art Space Incorporated
6	Gorman House Arts Centre	Braddon	1	53	Arts Capital Limited
7	Manuka Arts Centre	Griffith	16	15	PhotoAccess Incorporated
8	Strathnairn Arts Centre (Strathnairn Homestead)	Strathnairn	2	35	Strathnairn Arts Association
9	Street Theatre	City	2	30	The Stagemaster Incorporated
10	Tuggeranong Arts Centre	Greenway	5	54	Tuggeranong Community Arts Association
11	Watson Arts Centre	Watson	3	62	Canberra Potters Society Incorporated
12	Former Transport Depot (includes Megalo Print Studio) / 21 Wentworth Ave	Kingston	13	49	Megalo Access Arts Incorporated
13	Nissen Hut	Kambah	3	286	Tempo Theatre