



Inquiry into Fiscal Sustainability of the ACT

Answer to question taken on notice

Asked by: Ms Jo Clay MLA

Addressed to: Yvette Berry MLA, Minister for Homes, Homelessness and New Suburbs

In relation to: Land release targets for public housing

Hearing: 19 May 2026

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Answer Due: 4 June 2026

THE CHAIR: Last year SLA missed its land release target for public housing, and I am just wondering if there is a bigger target going to be set this year to make up for it. Having missed the target for land release, how are we making up for the homes that we did not release and build?

Ms Berry: I think you have the wrong people here, but I will give it a crack.

THE CHAIR: Okay.

Ms Berry: The Suburban Land Agency and the government set indicative land release programs. That is not so much linear; sometimes things get in the way of land or homes being built or released, and that can be made up in future years. As to the numbers that you are asking for, I just do not think we have them on us at the moment, because it is wrong people.

THE CHAIR: That is okay. You actually got there; so the numbers can be made up in future years?

Ms Berry: They can be, but it might not be next year; it might be the year after.

THE CHAIR: Will the target be bigger this year because we missed last year's target? Will the government intentionally set a bigger target?

Ms Berry: It will depend on what is available on the market, whether we are purchasing or building. I do not have a clear answer for you, but I can take it on notice.

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

The Housing Supply and Land Release Program is an indicative program and changes from year to year. It includes a mixture of new sites (that have not yet been released), sites that are re-releases (which were released but not sold) and sites that were intended to be released but were unable to be put to market (for example, due to planning, contamination or stakeholder engagement issues).

Where a site is not released to market (for example, it does not proceed to be offered for sale via tender, auction or ballot), the housing target requirements are carried over until it is released.

Where land release targets are not met in a given year, delivery is carried forward and completed in future years. Overall supply is therefore managed across multiple years, rather than on a strictly annual basis.

Future land release programs are not set to make up a fixed annual shortfall, but depend on factors such as site readiness, market conditions, construction capacity and acquisition opportunities.

While delivery may increase in some years where capacity allows, there is no automatic increase in the year following a shortfall.

The Government continues to meet its overall public housing commitment through a combination of land releases, construction and acquisitions, allowing delays in one year to be offset over time.

Approved for circulation to the Select Committee on the Fiscal Sustainability of the ACT

Signature:

Date: .

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