



Inquiry into Petition 002-25: Hawker Village shops redevelopment

Answer to Caitlin Tough MLA

Addressed to: Chris Steel MLA, Minister for Planning and Sustainable Development

In relation to: ownership of land at Hawker Village

Hearing: 28 August 2025

Uncorrected Proof Transcript pp 60-61

Transcript provided: 3 September 2025

Answer Due: 10 September 2025

Chris Steel MLA took on notice the following question:

MS TOUGH: Thank you. And how many owners are there at the Hawker site? So Woolies owns the building that Woolies is in, and one of the adjacent buildings. Do we know how many different owners there are across the site?

Mr Engele: I believe it is a fragmented ownership structure because there are a number of small businesses operating there, but we have to take that on notice in relation to the exact number of—

Mr Steel: We can take that on notice. I think generally speaking, each group centre is different in terms of the ownership structure. It is a problem, and the problem is when you have a structure like that, it can create problems with getting reinvestment into the centre because an agreement amongst the owners for renewal of the privately owned buildings, there is a similar problem.

At Kamah Village, for example in your electorate, Ms Tough, whilst the individual—sometimes the business that is operating may own part of the building that they operate from. It is part of a broader connected building, and those buildings are ageing and they need renewal and reinvestment, but that one individual owner may not necessarily be willing or have the capital to be able to invest in a broader renewal of the private buildings; whereas, if you have one single owner of a centre—Kippax being one example—then they often have the capital to reinvest, and they are willing to reinvest back into the centre.

It is something that I think we are going to have to grapple with at some point in the territory because there is a large number of these fragmented centres around, and their buildings are ageing, and something has got to change. It is not necessarily something that government can lead. It may require those owners to discuss amongst themselves how they wish to consolidate or address those issues.

I just note that as the government has been going through the City and Environment Directorate undertaking shopping centre renewal through investment in upgrades to public spaces around

shops to make them look better, what people, the constituents, members of the community are talking about when they are concerned about their shopping centre, it is actually a lot about the ageing privately owned buildings, and at the moment there is a split incentive because of the fragmentation of ownership in those centres.

MS TOUGH: That makes a lot of sense. Given the fragmented nature of Hawker, and you are taking on notice how many different owners there are, could we get that with a map as well that just shows which owner has which part of Hawker Village, and then which bits are government owned as well on the site.

THE CHAIR: I will add to that. Can we get an indication of which of those are occupied and which are vacant at the moment. That sounds like excellent information.

Mr Steel: That is not necessarily information that government would hold. Some of it would be. I mean, ACTmapi provides the custodianship map that would give you some indication of what is public.

THE CHAIR: Do the best you can, and Peter and I will swing by and scribble over the top of it. It will be all right.

Mr Steel: I am not sure that we will be able to comment on vacancies, but the Land Titles Office might have some information about who owns the specific—

Mr Engele: I think we have a number of—like if there are vacancies, as opposed to which individual sites are vacant, but we can have a look.

Mr Mundy: At a quantum level

Chris Steel MLA: The answer to the Member's question is as follows:

The Hawker group centre comprises both leased and unleased (Territory) Land, as indicated in [Figure 1](#). The leased land comprises property that is either subject to a lease or a units plan (i.e. a body corporate), as indicated in [Figure 2](#).

As at quarter four 2024, there were three vacant premises (located on Blocks 17 and 21 Section 33 Hawker, see [Figure 3](#)), totalling approximately 320 m² of vacant commercial floorspace in the group centre (source: ACT Commercial and Industrial Floorspace Inventory, EPSDD 2024).

Figure 1 - Hawker Group Centre – Leased and Unleased Land

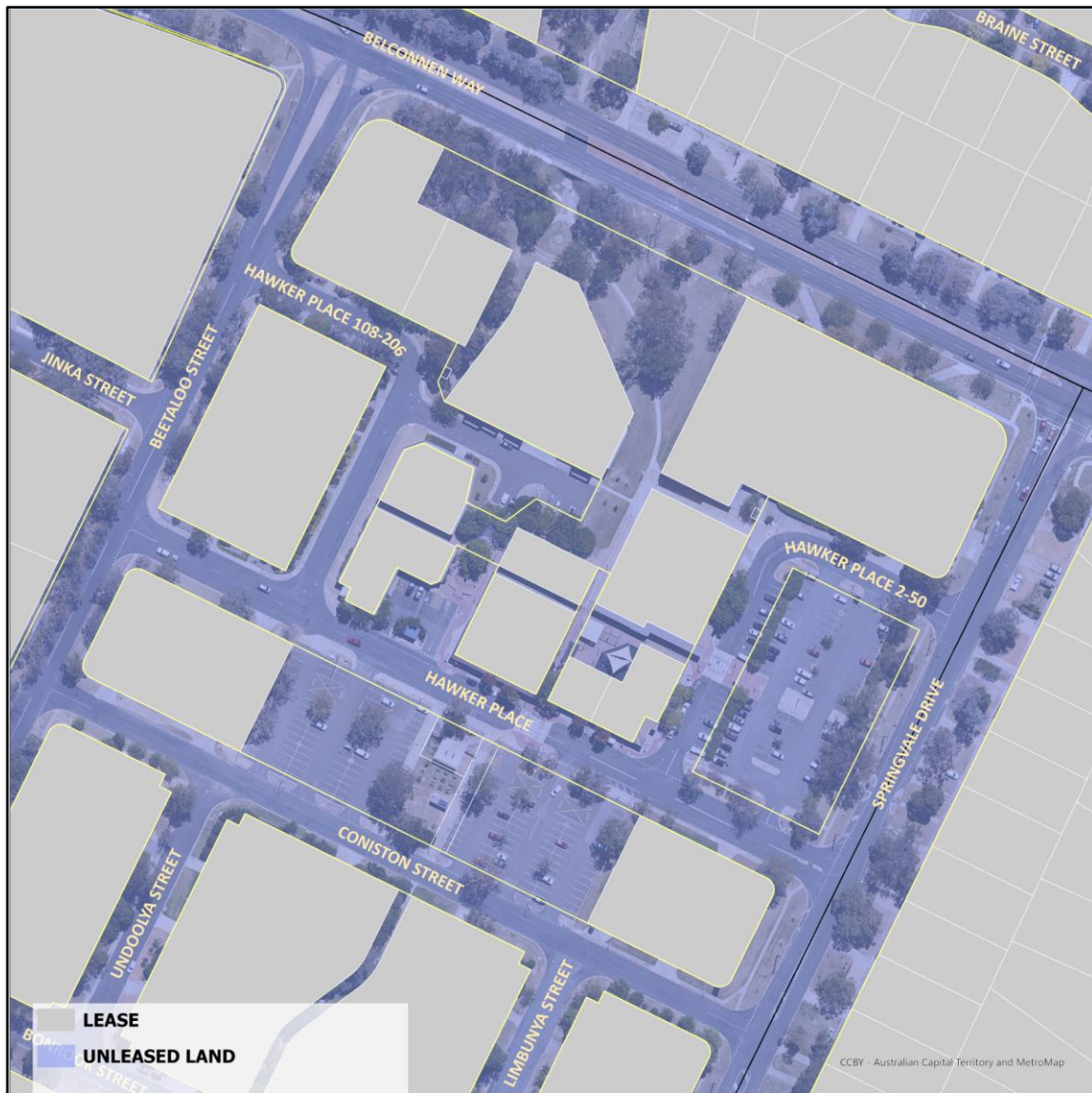


Figure 2 - Hawker Group Centre - Lessee Information



Figure 3 – Hawker Group Centre - Location of Vacant Premises



Approved for circulation to the Standing Committee on Environment and Planning

Signature:

Date:

9/9/25

By Chris Steel MLA, Minister for Planning and Sustainable Development