QTON No. 24

Legislative Assembly for the **Australian Capital Territory**
Standing Committee on Environment and Planning

Inquiry into annual and financial reports 2024–25

Answer to question taken on notice

Asked by: Shane Rattenbury MLA

Addressed to: Treasurer

Redirected to: Minister for Planning and Sustainable Development

In relation to: Treasurer and Lease variation charge quantum of transactions

Hearing: 21 November 2025
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Transcript provided: 02 December 2025
Answer Due: 15 December 2025

MR RATTENBURY: Yes. No, that is fine. Thanks very much. On the previous page, on page 24, I am going to ask about lease variation charge. It has obviously been a significant topic of policy debate. We see the actuals in 24-25 are significantly lower than 23-24, and I cannot remember the budget forecast, but I think the forecast was around 40, and the income was effectively 13 million. Are you able to tell me why there was such a variation between the two years?

Mr Campbell: They are usually relating to specific large—what do they call them, supernovas?

Mr Pirie: Not so—

Mr Campbell: It could be a large project.

Mr Pirie: Yes, so it is lease variation charge, there has been a lot of discussion around this revenue line recently, is a very volatile revenue line. As we have talked about, we have very strong robust frameworks in the ACT Treasury. I think if any of us were able to forecast a lease variation with any degree of precision we may not be here. So it tends to be the case that it is big, large mixed-use developments and as a result of that, that will drive the volatility.

You can see a delay, a movement in one particular development and it is in the variation of its lease from one financial year to another and you can see a big shift in the revenue we get from it. So I mean, it is to some extent caught up with the property cycle and that can be both on the price of sites, so the value of land and the value uplift that comes from varying a lease and then also the, yes, the number of leases that are being varied ...(indistinct)...[3.58.01]

MR RATTENBURY: Presumably on notice, do you have data on either the number of transactions or the value of each transaction? Obviously, I do not want to ask about individual sites but is it possible to get a table of the quantum of the transactions? I am interested to understand between the two years was there one that was worth $15 million and blew the figures out or did we get a whole lot?

Mr Campbell: We will see what is possible because of specifically because of that issue if you have got one single large event and then we come back and say that was the driver of the total, it could identify the taxpayer, that might be obvious to—we will need to consult with the Revenue Commissioner, yes.

MR RATTENBURY: Yes of course. I have no interest in breaching people's privacy but I am interested in understanding the volume of transactions, the number of transactions and the scale of the transactions.

Mr Campbell: We will see what is possible, we will take it on notice, yes.

Mr Pirie: One thing I would note is the overwhelming majority of the revenue comes from V1, V2 calculations, so there is two ways that revenue can be recouped is through the codified charges of the V1, V2 that is the large majority of the revenue and, yes, in many instances there can be one or two transactions that drive that, so there could well be taxpayer secrecy issues when they consider that.

Mr Campbell: We will take that on notice and see what is possible.

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

The data on Lease Variation Charge (LVC) payments and the number of LVC determinations are provided in the Environment, Planning and Sustainable Development Directorate's Annual Reports for 2023–24 and 2024–25 – *see* *Environment, Planning and Sustainable Development Directorate Annual Reports - Open Government Information*.

In 2023-24, 127 LVC payments were made that totalled $4,083,885 and 15 LVC payments were made under the deferred payment scheme totalling $28,737,730.75.

In 2024-25, 126 LVC payments were made that totalled $3,926,117.50 and 14 LVC payments were made under the deferred payment scheme totalling $12,101,829.75.

LVC payments vary as they are based on the particulars of each proposed development. The reason for the significant difference, in the amount for deferred payments, is due to variance in specific LVC totals in reporting periods. For example, in the 2023-24 period, there were two LVC amounts for deferred payments that exceeded $4 million whereas there were nil LVC amounts in the following period that exceeded this amount.

Approved for circulation to the Standing Committee on Environment and Planning

Signature: Date: 16/12/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA