



Extract of minutes of proceedings

Inquiry into Home Buyer Concession Scheme Administration

Extract from *Minutes of Meeting 15* – Monday 19 May 2025.

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

- 1.1. The Chair opened the meeting at 2.01pm.

5. Proposed new inquiry—Home Buyer Concession Scheme Administration

- 5.1. The Committee **resolved** [TOUGH] that the Committee will inquire and report on the administration of the Home Buyer Concession Scheme.
- 5.2. The Committee **resolved** [CARRICK] to adopt the Terms of Reference for the Inquiry into Home Buyer Concession Scheme administration.
- 5.3. The Committee **resolved** [TOUGH] that submissions for the inquiry will close on 29 August 2025, and that a public hearing will be scheduled for the first week of October 2025.
- 5.4. The Committee **resolved** to endorse [TOUGH] the media release.
- 5.5. The Committee **resolved** [TOUGH] to pay for boosted social media posts to advertise the inquiry.
- 5.6. The Committee **resolved** to endorse [MILLIGAN] the 246A statement, as amended.
- 5.7. The Committee considered the list of stakeholders provided by the secretariat, and suggested addition of Care Canberra.
- 5.8. The Committee **resolved** [MILLIGAN] to approve the letter inviting the Treasurer, the Commissioner of ACT Revenue and the Minister for Finance to make submissions to the inquiry.

10. Close

- 10.1. The Chair closed the meeting at 3.19 pm.

Extract from *Minutes of Meeting 16* – Monday 26 May 2025.

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

1.1. The Chair opened the meeting at 1:30 pm.

5. Inquiry into Home Buyers Concession Scheme administration

5.1. The Committee **resolved** [CARRICK] to receive the following exhibits:

- 5.1.1. Exhibit 1: What's fair? Collecting historical debts, An investigation into the ACT Revenue Office and its collection of historic land tax debt which was released 20 May 2025.
- 5.1.2. Exhibit 2: media release dated 20 May 2025 by Minister Stephen-Smith about the ACT Ombudsman Report What's fair? Collecting historical debts, An investigation into the ACT Revenue Office and its collection of historic land tax debt.

5.2. The Committee **resolved** [TOUGH] to receive and authorise for publication the following submissions:

- 5.2.1. Submission 1: Greg Tannahill

6. Correspondence

6.1. The Committee noted the following items of outward correspondence:

- 6.1.1. Sent 22 May 2025 letter to the Treasurer regarding invitation to make a submission to the *Inquiry into Home Buyer Concession Scheme Administration*.
- 6.1.2. Sent 22 May 2025 letter to the Minister Stephen-Smith regarding invitation to make a submission to the *Inquiry into Home Buyer Concession Scheme Administration*.
- 6.1.3. Sent 22 May 2025 letter to the Commissioner for ACT Revenue regarding invitation to make a submission to the *Inquiry into Home Buyer Concession Scheme Administration*.

9. Close

9.1. The Chair closed the meeting at 2:10 pm.

Extract from *Minutes of Meeting 17* – Monday 16 June 2025.

Members present: Mr James Milligan MLA (Chair), Ms Caitlin Tough MLA

Apologies: Ms Fiona Carrick MLA (Deputy Chair)

1. Commencement

1.1. The Chair opened the meeting at 2:00 pm.

3. Conflicts of interest

3.1. Ms Tough declared that Kasey Kaczmarczyk, who has made a submission to the Committee's Inquiry into Home Buyers Concession Scheme administration, is a constituent with whom she has had private discussions with. Ms Tough is named in the submission.

5. Inquiry into Home Buyers Concession Scheme administration

5.1. The Committee **resolved** [TOUGH] to receive and authorise for publication the following submissions:

5.1.1. Submission 2: Name Withheld

5.1.2. Submission 3: Kasey Kaczmarczyk

11. Close

11.1. The Chair closed the meeting at 3:08 pm.

Extract from *Minutes of Meeting 18* – Monday 30 June 2025.

Members present: Ms Fiona Carrick MLA (Deputy Chair), Ms Caitlin Tough MLA

Apologies: Mr James Milligan MLA (Chair)

1. Commencement

1.1. The Chair opened the meeting at 2:01pm.

5. Inquiry into the Home Buyer Concession Scheme Administration

5.1. The Committee **resolved** [TOUGH] to receive and authorise for publication the following submissions (with name withheld as requested):

5.1.1. Submission 4: Name Withheld

13. Close

- 13.1. The Chair closed the meeting at 3.10 pm.
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Extract from *Minutes of Meeting 19* – Wednesday 13 August 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

- 1.1. The Chair opened the meeting at 4:04 pm.

3. Conflicts of interest

- 3.1. Mr Milligan declared that he has had discussions with Mr Yannik Arekion, who has made a submission to the Committee's *Inquiry into Home Buyer Concession Scheme Administration*.

7. Inquiry into the Home Buyer Concession Scheme Administration

- 7.1. The Committee directed the Secretariat to look at dates in October 2025 for the public hearing.
- 7.2. The Committee **resolved** [TOUGH] to receive and authorise for publication the following submissions:
- 7.2.1. Submission 5: Lachlan Cairns
 - 7.2.2. Submission 6: Name withheld
 - 7.2.3. Submission 7: Cathy Weeden
 - 7.2.4. Submission 8: Yannik Arekion
 - 7.2.5. Submission 9: Australian Multicultural Action Network

13. Close

- 13.1. The Chair closed the meeting at 5:21pm.
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Extract from *Minutes of Meeting 20* – Wednesday 27 August 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

- 1.1. The Chair opened the meeting at 10:33 am.

6. Inquiry into the Home Buyer Concession Scheme Administration

- 6.1. The Committee **resolved** [TOUGH] to receive and authorise for publication the following submissions:

- 6.1.1. Submission 10: Names Withheld
- 6.1.2. Submission 11: Names Withheld
- 6.1.3. Submission 12: Eastlake Football Club Limited
- 6.1.4. Submission 13: Confidential
- 6.1.5. Submission 14: Names Withheld
- 6.1.6. Submission 15: ACT Ombudsman

13. Close

- 13.1. The Chair closed the meeting at 11:34 am.

Extract from *Minutes of Meeting 21* – Monday 1 September 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

- 1.1. The Chair opened the meeting at 2:01 pm.

5. Inquiry into the Home Buyers Concession Scheme Administration

- 5.1. The Committee **resolved** [MILLIGAN] to receive and authorise for publication the following submissions:

- 5.1.1. Covering letter from Minister Steel to Chair
- 5.1.2. Submission 16: ACT Government

- 5.2. The Committee **resolved** [MILLIGAN] that public hearing will be scheduled for Wednesday 15 October 2025.

9. Close

9.1. The Chair closed the meeting at 2:39 pm.

Extract from *Minutes of Meeting 22* – Monday 8 September 2025.

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

1.1. The Chair opened the meeting at 2.09 pm.

7. Inquiry into the Home Byers Concession Scheme Administration

7.1. The Committee **resolved** [TOUGH] to receive and authorise for publication the following submissions:

7.1.1. Submission 17: The Salvation Army

7.1.2. Submission 18: Ed Cocks MLA

7.1.3. Submission 19: Names Withheld

7.1.4. Submission 20: Names Withheld

7.1.5. Submission 21: Name Withheld

7.2. The Committee considered the draft hearing schedule for 15 October 2025. Members will advise the Secretariat of any suggested additions to the schedule. The Secretariat will provide an updated schedule at the next meeting.

14. Close

14.1. The Chair closed the meeting at 3.17 pm.

Extract from *Minutes of Meeting 26* – Wednesday, 15 October 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

1.1. The Chair opened the meeting at 9.30 am.

2. Inquiry into Home Buyer Concession Scheme Administration – public hearing

Time	Witness
9:30 am – 10:33 am (45 mins)	Panel: Individuals Ms Cathy Weeden Ms Stephanie Dora Simpson
10:33 am – 10:40 am	Break
10:40 am – 11:28 am (45 mins)	Panel: Community Organisations <u>The Salvation Army</u> Mrs Sarah Baines, Financial Counsellor Miss Emily Paige Seiler, Policy and Advocacy Adviser Mr Joshua Gani, Senior Policy and Advocacy Adviser <u>CARE Financial</u> Ms Leasa Anne Mayes, Director and Financial Counsellor Mr Geoffrey Buchanan, Policy Advocacy & Business Development Director <u>Australian Multicultural Action Network</u> Mr Ravi Krishnamurthy, President (via Webex)
11:25 am – 11:30 am	Break
11:34 am – 12:00 pm (30 mins)	ACT Ombudsman Ms Jo Mulder, Acting Deputy ACT Ombudsman Ms Katrina Dwyer, Senior Assistant Ombudsman, Defence, Investigations, ACT and Legal Branch
12:00 pm -12:30 pm	Break

Chair to close the public hearing and open a private meeting.

3. Conflicts of interest

- 3.1. Kate Horgan declared that she knows Mr Geoffrey Buchanan, from CARE Financial, in a personal capacity.

6. Inquiry into Home Buyer Concession Scheme Administration—Public hearing—Continued

Time	Witness
12:30 pm – 1:30 pm (1 hour)	Minister for Finance Ms Rachel Stephen-Smith <u>CMTEDD</u> Mr Mitch Pirie, A/g Under Treasurer Ms Lisa Holmes, A/g Executive Group Manager; Commissioner; Revenue Management; Economic, Revenue and Insurance; Treasury

8. Close

- 8.1. The Chair closed the meeting at 1.35 pm.
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Extract from *Minutes of Meeting 27* – Monday 20 October 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

- 1.1. The Chair opened the meeting at 2.04 pm.

4. Inquiry into the Home Buyers Concession Scheme Administration

- 4.1. The committee **resolved** to accept a late submission to the inquiry from Deborah Mak by the end of October.

6. Close

- 6.1. The Chair closed the meeting at 2.38 pm.
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Extract from *Minutes of Meeting 28* – 3 November 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

- 1.1. The Chair opened the meeting at 2.01 pm.

5. Inquiry into Home Buyer Concession Scheme Administration

- 5.1. Members were requested to forward their recommendations to the secretariat by Friday 7 November 2025 if possible.

13. Close

- 13.1. The Chair closed the meeting at 5.05 pm.

Extract from *Minutes of Meeting 29* – Thursday 13 November 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

- 1.1. The Chair opened the meeting at 12.56 pm.

5. Inquiry into the Home Buyers Concession Scheme

- 5.1. The Committee has received noted correspondence received from Geoff Buchanan of Care relating to work by the Victorian Government concerning the development of Ministerial Guidelines for Councils for the payment of rates and charges.

8. Close

- 8.1. The Chair closed the meeting at 3.01 pm.

Extract from *Minutes of Meeting 34* – Monday 24 November 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair),
Ms Caitlin Tough MLA

1. Commencement

- 1.1. The Chair opened the meeting at 2.00 pm.

4. Inquiry into the Home Buyers Concession Scheme Administration

- 4.1. The inquiry was referred to the Committee on 13 May 2025 and the Committee decided to inquire on 20 May 2025. Submissions closed on 29 August 2025. The inquiry report is due on 2 December 2025. A public hearing was held on 15 October 2025.
- 4.2. The Committee considered whether to seek an extension to the reporting date.
- 4.3. The Committee **resolved** [MILLIGAN] that the Chair, on behalf of the Committee, move that the reporting date be extended to 16 December 2025.

10. Close

- 10.1. The Chair closed the meeting at 3.13 pm.

Extract from *Minutes of Meeting 35* – Monday 15 December 2025

Members present: Mr James Milligan MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms Caitlin Tough MLA, Ms Jo Clay MLA

1. Commencement

1.1. The Chair opened the meeting at 1:59 pm.

6. Inquiry into the Home Buyers Concession Scheme Administration

6.1. The Chair's draft report was circulated on 12 December 2025.

6.2. Ms Jo Clay MLA abstained from Committee deliberations on the report.

6.3. No Member submitted an alternative draft report.

6.4. The Committee deliberated on the report as follows:

Paragraph 1.1 to 1.19 – agreed to

Paragraph 1.19 – amended and agreed to

Paragraph 1.20 to 1.22 – agreed to

Paragraph 1.23 – amended and agreed to.

Paragraph 1.24 to 1.31 – agreed to

Paragraph 2.1 to 2.6 – agreed to

Paragraph 2.7 – amended and agreed to

Paragraph 2.8 to 2.13 – agreed to

Paragraph 2.14 – amended and agreed to

Paragraph 2.15 to 2.27 – agreed to

Paragraph 2.28 – amended and agreed to

Paragraph 2.29 to 2.75 – agreed to

Paragraph 2.76 and 2.77 – amended and agreed to

Paragraph 2.78 – agreed to

Paragraph 2.79 – amended and agreed to

Paragraph 2.80 to 2.82 – agreed to

Paragraph 2.83 - amended and agreed to

Paragraph 2.84 to 2.92 – agreed to

Paragraph 2.93 – amended and agreed to

Paragraph 2.94 to 2.97 – agreed to

Paragraph 2.98 – amended and agreed to

Paragraph 2.99 to 2.102 – agreed to

Paragraph 2.103 – amended and agreed to

Paragraph 2.104 to 2.129 – agreed to

Paragraph 3.1 and 3.2 – agreed to

Paragraph 3.3 – amended and agreed to

Appendix A to D – agreed to

- 6.5. The Committee **resolved** [MILLIGAN] to adopt the Chair's draft report.
- 6.6. The Committee **resolved** [TOUGH] to adopt Appendices A, B, C and D.
- 6.7. The Committee **resolved** [TOUGH] that the Secretary be authorised to make minor formatting and typographical changes to the report to prepare it for printing, after its adoption by the Committee but prior to its presentation.
- 6.8. The Committee noted that dissenting reports, if any, are to be provided at least a day before tabling and they are not circulated to Members prior to tabling.
- 6.9. Noting that Standing Order 174(d) of the Assembly requires the inquiry to be concluded by 16 December 2025, the Committee agreed to circulate the report through the Speaker when the Assembly is not sitting on 3 February 2026. The Committee noted that the Chair must table the report in the Assembly on the next sitting day, which occurs on 3 February 2026.
- 6.10. The Committee deliberated on speaking time for the report in the Assembly. No other member indicated they would speak.
- 6.11. The Committee agreed that the Chair would move that the report be noted.
- 6.12. The Committee resolved [CARRICK] to adopt the media release for the report's non-sitting circulation, as amended.

11. Close

- 11.1. The Chair closed the meeting at 3:25 pm.

Minutes for meetings 15, 16, 17, 19, 20, 21, 22, 26, 27, 28, 29, and 34 and minutes for meeting 18 are signed by the Chair, and Acting Chair, respectively. Minutes for meetings 35 is certified correct by the Secretary.



[CERTIFIED CORRECT]

Ms Sophie Milne
Committee Secretary
3 February 2026

